



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, DECEMBER 13, 2005

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

WORKSHOP - 5:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

WORKSHOP - 5:00 P.M.

1. Evaluation of Residential Development System (Measure C) projects in the Fiscal Year 2007-08 Downtown Open Market, Small Vertical Mixed-Use, and Affordable project competitions.

Recommendation: Discuss global scoring issues and procedures for conducting the public hearings.

REGULAR MEETING - 7:00 P.M.

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: November 8, 2005 and November 29, 2005

PUBLIC HEARINGS:

APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

AFFORDABLE COMPETITION:

1. **MEASURE C, MC-05-02: JARVIS-SOUTH COUNTY HOUSING:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project at build out will consist of 256 dwelling units on 15.77 acres located north of a proposed extension of Jarvis Drive, west of Butterfield Boulevard. The development will be a mix of ownership town homes and affordable rental apartment units. (APN 764-25-076 & 077)
2. **MEASURE C, MC-05-09: E. CENTRAL-URBAN HOUSING:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a 49 unit affordable apartment development on 2.77 acres located on the south side of East Central Avenue, west of the Union Pacific Railroad Tracks. (APN 726-23-015)

DOWNTOWN OPEN MARKET COMPETITION:

3. **MEASURE C, MC-05-05: MONTEREY-ALCINI:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a vertical mixed use development on 1.83 acres consisting of 11,500 square feet of ground floor retail space and 30 residential condominium units above. The development will be located at the northeast corner of Monterey Road and Bisceglia Avenue. (APN 817-01-062 & 063)
4. **MEASURE C, MC-05-06: E. MAIN-AHLIN:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a 136 unit townhouse development on 6.15 acres located at the southwest corner of East Main Avenue and Butterfield Boulevard. (APN 726-15-001 & 073)
5. **MEASURE C, MC-05-07: MYRTLE-LATALA:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a 6 unit single family attached development on .45 acres located on the south side of Myrtle Avenue between Monterey Road and Church Street. (APN 817-01-022)
6. **MEASURE C, MC-05-08: E. DUNNE-EAH:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. This project is an 80 unit residential condominium development on 3.17 acres on the north side of East Dunne Avenue, east of the Union Pacific Railroad Tracks. (APN 726-04-006, 011 & 012)
7. **MEASURE C, MC-05-10: E. FIRST-SHIRAZ:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a vertical mixed used development consisting of 23 residential condominium units and approximately 4,000 square feet of retail space on a .58 acre parcel on the south side of East First Street and North side of East Second Street, east of Monterey Road. (APN 726-14-025, 026 & 031)
8. **MEASURE C, MC-05-11: E. THIRD-GLENROCK:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a vertical mixed use development consist of 8,000 square feet of ground floor retail space on the south side of East Third Street and a mix of townhouse and condominiums totaling 57 units on the west side of Depot Street and north side of East Fourth Street. (APN 726-13-032, 033, 042, 043 & 044)

SMALL VERTICAL MIXED USE COMPETITION:

9. **MEASURE C, MC-05-03: MONTEREY-GUNTER BROS.:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a small vertical mixed use development on 1.01 acres consisting of ground floor retail and 15 residential condominium units on the second and third floors above. The development will be located on the east side of Monterey Road approximately 180 feet north of East Main Avenue. (APN 726-23-008)

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10. **MEASURE C, MC-05-04: E. FIRST-SHERMAN:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a small vertical mixed use development on .39 acres consisting of ground floor retail and 7 residential condominium units on the second and third floors above. The development will be located on the east side of Monterey Road north of East First Street. (APN 726-14-030)
11. **MEASURE C, MC-05-12: DEPOT-GRANARY:** A request for a Residential Development Control System (Measure C) building allocation for Fiscal Year 2007-2008. The project is a small vertical mixed use development consistent of ground floor retail and 12 residential dwellings on .68 acres located on the east side of Depot Street, north of East Main Avenue. (APN 726-14-060)

Recommendation: Close public hearing following receipt of public testimony for each application

and direct City Staff on those categories in each project evaluation that should be given further review.

TENTATIVE AGENDA FOR THE JANUARY 10, 2006 MEETING:

- **ZA-05-14: Wright-Manana Investors LLC**
- **SD-05-09: Wright-Manana Investors LLC**
- **DA-05-07: Wright-Manana Investors LLC**
- **ZA-05-07: Central-Delco**
- **SD-05-07: Central-Delco**
- **DA-05-05: Central-Delco**
- **DAA-03-11: San Pedro-Diconza**
- **DAA-04-09: E. Dunne-Delco**
- **FY 2005-06 RDCS Competition Final Scoring**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

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NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.